

To: Mayor and City Council Through: City Manager

Agenda Item Number *59* **Meeting Date: 09/05/02** 

**SUBJECT:** 

BRICKYARD ON MILL - BAMBOO CLUB OF TEMPE #DRB02070

PREPARED BY:

Bill Kersbergen, Principal Planner (480-350-8331)

**REVIEWED BY:** 

Dave Fackler, Development Services Manager (480-350-8333)

**BRIEF:** 

Request to appeal the Design Review Board denial for Brickyard On Mill – Bamboo Club of Tempe for a canopy sign at 699 South Mill Avenue.

**COMMENTS:** 

PLANNED DEVELOPMENT (0406) Request to appeal the Design Review Board denial for BRICKYARD ON MILL - BAMBOO CLUB OF TEMPE #DRB02070 (Michael Burke, MCW Holdings, property owner) for a canopy sign

located at 699 South Mill Avenue.

**Document Name:** 

20020905devsrh#5 **Supporting Documents: Yes** 

**SUMMARY:** 

The applicant is before City Council requesting that previously installed signage be allowed on a freestanding structure which was installed on the evening of April 2, 2002.

This application is related to DRB02069.

Staff has expressed opposition to the structure, which supports this sign. The Bamboo Club has been allowed a sign package specifically for this location which is nearly three times the size which is allowed by ordinance. MCW has received authorization to install three Multi-tenant signs which would serve the specific purpose of attracting customers to those businesses without a street presence. MCW has not executed this option. (The multi-tenant sign is indicated with the attachments.) Staff believes that sufficient concessions have been made for this tenant, and feels that any additional signage is not appropriate for this location.

**RECOMMENDATION:** 

Staff - Denial

Design Review Board - Denial

# **ATTACHMENTS:**

- 1. List of Attachments
- 2-3 History & Facts / Description
- 4. Conditions of Approval
- A. Location Map
- B. Photographic image
- C. Photographic image
- D. Site Plan
- E. Elevation
- F. Multi-tenant sign (approved not constructed)

#### **HISTORY & FACTS:**

January 6, 1999.

Design Review Board approved the request by 7<sup>th</sup> & Mill Redevelopment for building elevations, site plan and landscape plan.

January 21, 1999.

City Council approved the request by 7<sup>th</sup> & Mill Redevelopment (MCW Holdings, property owner) for a site plan for a mixed-use development for three new buildings, including; a new Bank of America building with 72,432 s.f. retail and 104,581 s.f. office; a new Myrtle Court building with 38,176 s.f. retail and 147,221 s.f. residential (live/work); and a new Artisan Court building with 8,308 s.f. of retail/workshop space. These approvals included the following:

- a. A Site Plan (SIP-98.50) for 7<sup>th</sup> and Mill Redevelopment for 396,682 s.f. of total building area for retail, restaurant, and office; 122 units of residential live/work units; and a 230,244 s.f. parking garage (2 levels underground with 782 parking spaces), all on 2.8 net acres.
- b. Use permits; 1) to allow general retail, general office, medical/dental office, art gallery and restaurant uses, without entertainment, in the CCD Zoning District; 2) to allow all uses to be parked by a shared parking model; 3) to allow live/work condominium units.
- c. Variances for the following;
  - 1. Reduce all required front and street side yard building and landscape setbacks to 0' to allow the buildings to be located at the back of the sidewalk.
  - 2. Increase the allowed height of the Myrtle Court building from 35' to:
    - a) 98' to top of roof,
    - b) 104' to top of parapet.
  - 3. Increase the allowed height of Bank of America building from 35' to:
    - a) 91' to top of roof,
    - b) 100' to top of parapet,
    - c) 111" to top of parapet of mechanical penthouse.
  - 4. Increase the allowed building height of the mechanical penthouse for the Myrtle Court building from 12' to 29', and for the Bank of America building from 12' to 20'.
  - 5. Increase the allowed height of a parapet for the Myrtle Court building from 5' to 8', and from 5' to 11' for the Bank of America building.
  - 6. Waive required landscape islands at the ends of a row of parking in the Artisan Court.
  - 7. Waive the required wall between Myrtle Court building and Governor Moeur House.
  - 8. Reduce the minimum courtyard separation from 50' to 25" between Artisan Court building and Bank of America building, and from 50' to 20' between Myrtle Court building and the existing building.
  - 9. Reduce the required number of bicycle parking spaces from 358 to 120.

Februar	y 4,	1999.

City Council approved the request by 7<sup>th</sup> & Mill Redevelopment (MCW Holdings, property owner) for a 1-lot subdivision and a condominium map for the Bank of America building, the Artisan Court building, and Myrtle Court building, including 122 dwelling units and a 2-level parking garage. The applicant proposes to combine the existing lots into one parcel and then convert the proposed buildings into condominiums for potential future sale. City Council also approved the following:

- a. A Final Subdivision Plat (#SD-9903) for 1 lot on 2.7 net acres.
- b. A Horizontal Regime (Condominium Map) (#SH-99.04) for residential, parking garage, retail and office.

## October 19, 1999.

The Hearing Officer approved the request by Brickyard on Mill to increase the maximum allowable size for a temporary construction sign from 32 s.f. to 2,520 s.f.

May 2, 2000.

The Hearing Officer approved the request by Brickyard on Mill for variances to increase the maximum allowable size of one (1) freestanding construction sign from 32 s.f. to 428 s.f., and to increase the height of one (1) freestanding construction sign from eight (8) feet to twelve (12) feet.

July 19, 2000.

Design Review Board approved the request by Brickyard on Mill – Artisan Court for building elevation modifications.

January 3, 2001.

Design Review Board continued the request by Brickyard on Mill for a sign package.

January 10, 2001.

Design Review Board approved the request by Brickyard on Mill for a sign package.

October 2, 2001.

The Hearing Officer approved a variance request by Bamboo Club to increase the maximum allowable sign area from 40 s.f. to 111.79 s.f.

May 1, 2002.

Design Review Board continued the request by the Bamboo Club of Tempe for a canopy sign.

May 21, 2002

The Hearing Officer approved a request by MCW for three Multi-tenant signs located at the Brickyard, Artisan Court and the Orchid House.

June 5, 2002

The Design Review Board denied the request by Bamboo Club of Tempe to install signage on a steel canopy.

**DESCRIPTION:** 

Owner - Mike Burke/MCW Holdings

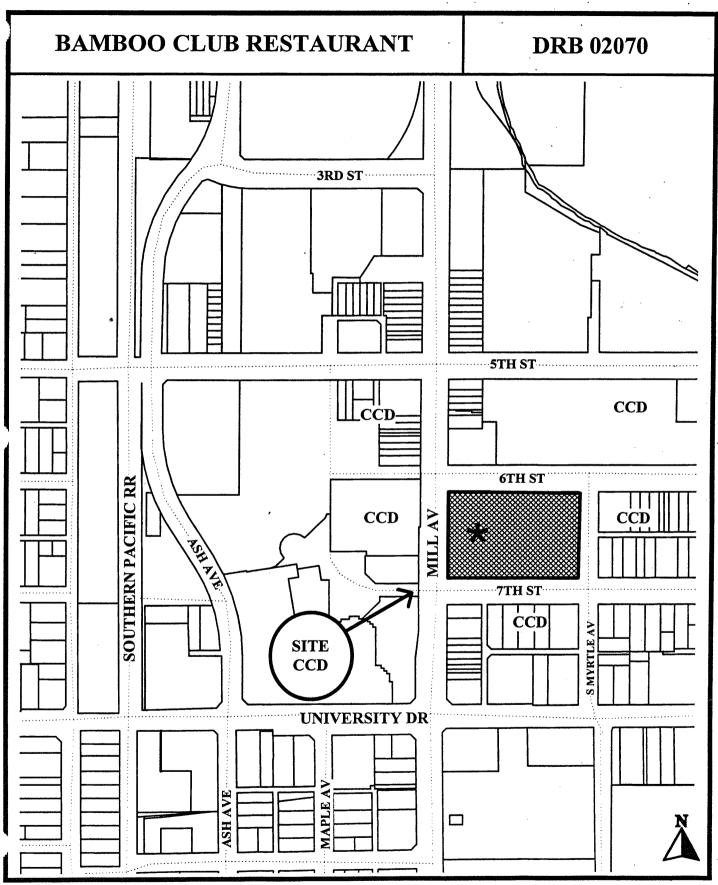
Applicant - John McCall/Main Street & Main Inc.

### **CONDITIONS**

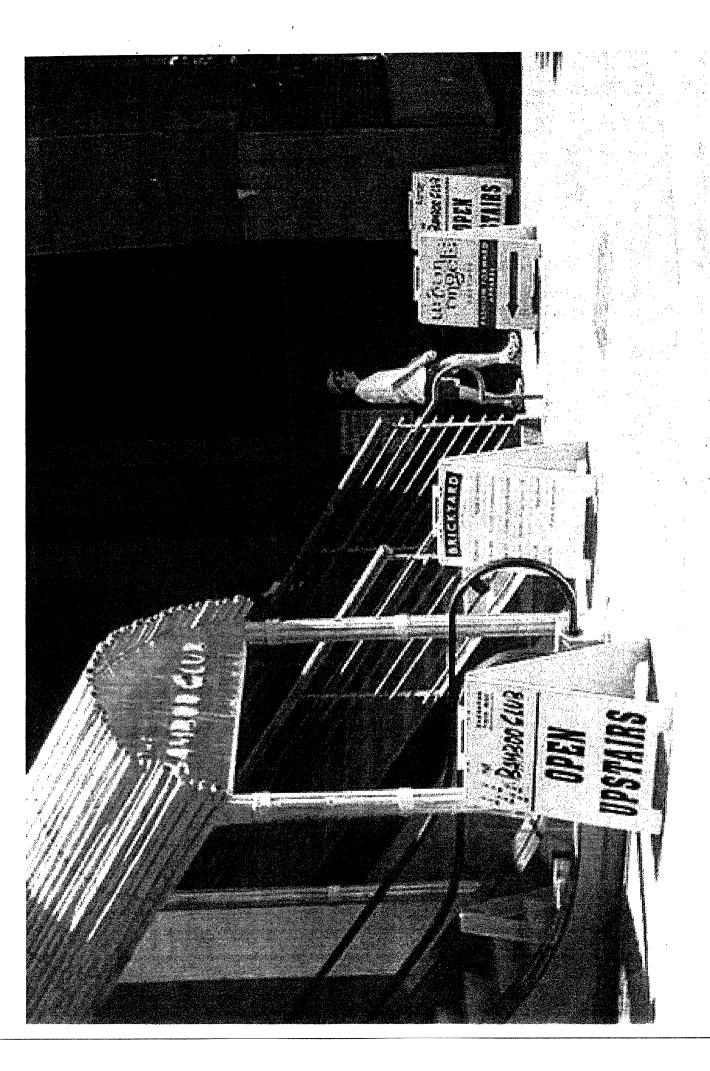
# OF APPROVAL: Should the application be approved, the following conditions are included:

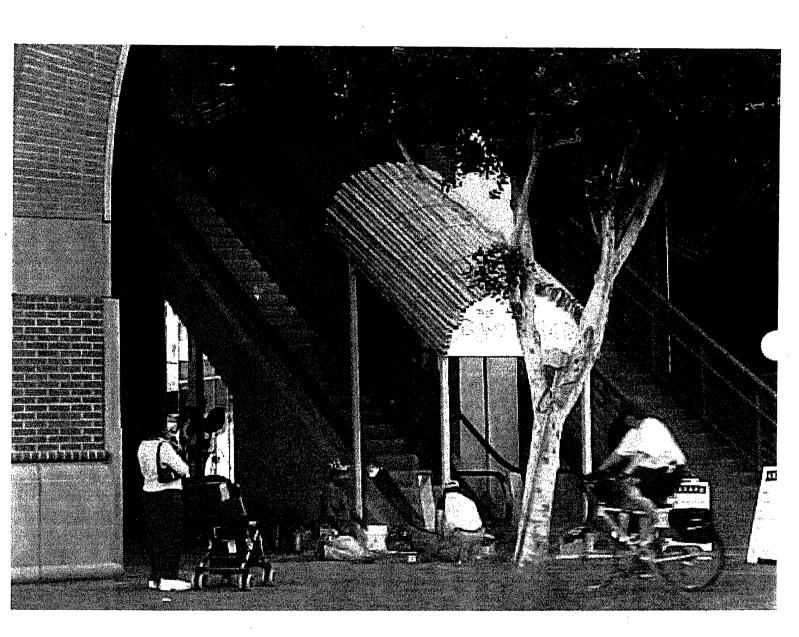
- 1. Your sign permit must be obtained from the Development Services Department by <u>October 5, 2002</u> or Design Review approval will expire.
- 2. Provide details of signage for review.
- 3. No exposed conduits or raceways are allowed for any new signage.
- 4. Obtain a sign variance from the Board of Adjustment to exceed the maximum allowable sign area.

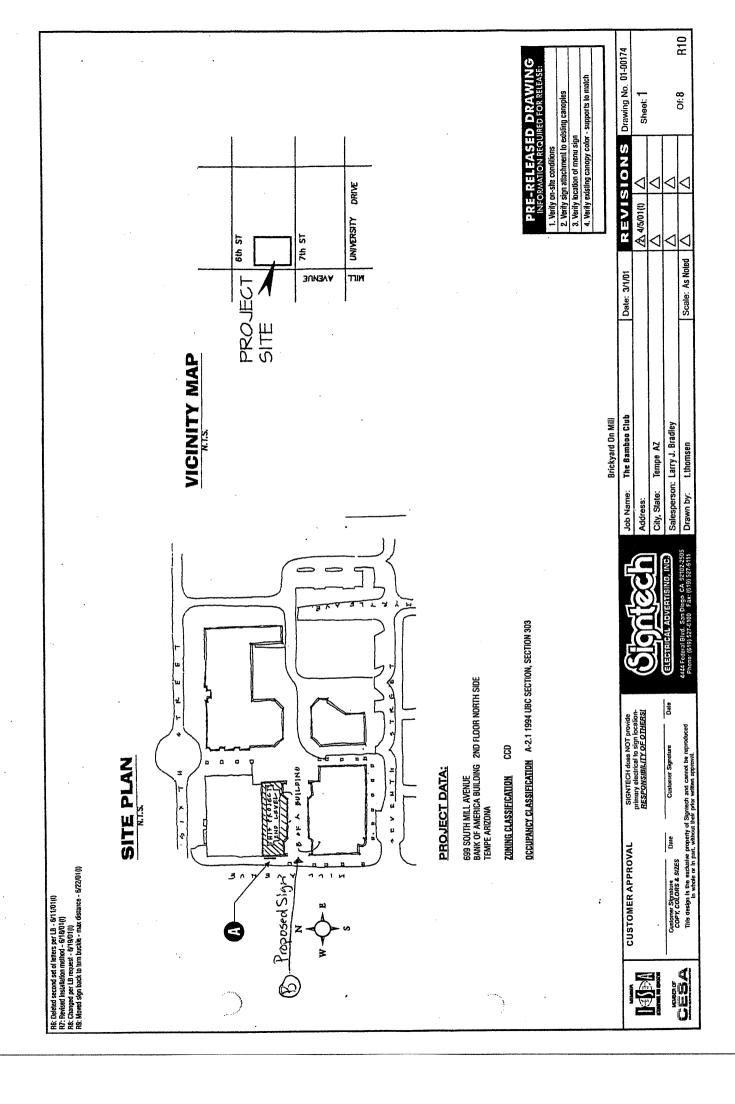


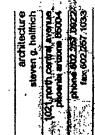


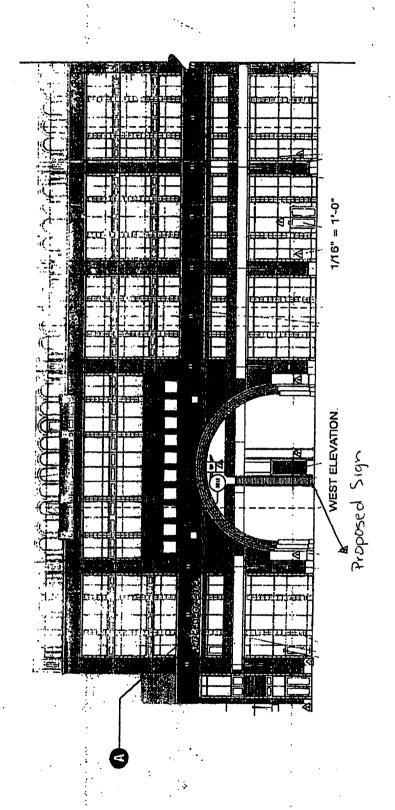
**Location Map** 











Brickyard On Mill Project Signage...8